

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KI1426
North
> 1
1.798 mi.
9492 ft.

VACANT COMMERCIAL PROPERTY - OER
166 KINGS HWY
BROOKLYN, NY

NY Spills S121985867
N/A

Site 1 of 2 in cluster KI

Relative:
Higher

Actual:
19 ft.

SPILLS:

Name: VACANT COMMERCIAL PROPERTY - OER
Address: 166 KINGS HWY
City,State,Zip: BROOKLYN, NY
Spill Number/Closed Date: 1801388 / Not Reported
Facility ID: 1801388
Facility Type: ER
DER Facility ID: 523173
Site ID: 569923
DEC Region: 2
Spill Cause: Unknown
Spill Class: Not reported
SWIS: 2401
Spill Date: 2018-05-07
Investigator: HSSEKHON
Referred To: Not reported
Reported to Dept: 2018-05-07
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False

UST Trust: False
Remediation Phase: 1
Date Entered In Computer: 2018-05-07
Spill Record Last Update: 2019-08-20
Spiller Name: Not reported
Spiller Company: UNKNOWN CURRENT OWNER
Spiller Address: Not reported
Spiller Company: 999
Contact Name: CHRISTOPHER BROWN

DEC Memo: "05/07/18 - Lakhani A prospective buyer, who is currently in contract for the site, performed a Phase I and II. The site is intended to be redeveloped into a school which will cover the entire 13,000 sq. ft. lot. The Phase I revealed that tanks exist on the northwestern portion of the property. According to Sanborn maps, there are four (4) tanks on the property expected to have held or hold gasoline and/or diesel. Historically, the site was a car wash, car rental, and diner. Currently, a single building exists on the site. As a part of the Phase II, PVE Engineering, the consultant, installed five (5) borings and sampled the soils and groundwater. Low concentrations of VOC/SVOCs were discovered in the groundwater (10 - 50 ppb). The soil was observed to have no VOC/SVOC exceedances. However, PID readings above the water table are approximately 1000 ppm. Demolition is planned for August 2018. As per the Phase I, the current owner of the property is 166 King Rio LLC. PVE Engineering Christopher B. Brown, P.G. Ph (Hudson Valley): 845-454-2544 Ph (NYC): 646-602-4999 Cell: 914-475-2650 Email: cbrown@pve-llc.com 05/25/18 - Lakhani The site is intended to be entered into the NYC VCP. 166 King Rio LLC 8649 17th Avenue Brooklyn, NY 11214 Findings: 1. We found evidence of tanks on site northwest corner of the property referenced in the Sanborn Fire

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Insurance maps, and geophysical survey demonstrated something in the subsurface, can't confirm they're tanks at this time, but the anomaly is in the right location. 2. Elevated PID readings observed in the soil borings. No petroleum compounds detected in soil samples from the suspected UST area but our investigation consisted of only a few borings. 3. VOCs were detected in groundwater at concentrations exceeding standards. Soil sample results are as follow: benzene less than 110 ppb (SB-1, 17'-20'bgs), MTBE less than 220 ppb (SB-1, 17'-20'bgs). Groundwater results are as follow: isopropylbenzene 32 ug/L (TWM-1), n-butylbenzene 36 ug/L (TWM-1), sec-butylbenzene 13 ug/L (TWM-1). Vapor results are as follow: carbon tetrachloride less than 1.26 ug/m3 (SS-1), m/p-xylene 6.25 ug/m3 (SS-1), PCE 8.21 ug/m3 (SS-1), TCE less than 1.07 ug/m3 (SS-1), vinyl chloride less than 0.511 ug/m3 (SS-1), 1,2,4-trimethylbenzene 28.9 ug/m3 (SV-1), 1,3,5-trimethylbenzene less than 9.83 ug/m3 (SV-1), acetone 165 ug/m3 (SV-1), carbon tetrachloride less than 12.6 ug/m3 (SV-1), ethylbenzene 15.1 ug/m3 (SV-1), m/p-xylene 59.5 ug/m3 (SV-1), o-xylene 21 ug/m3 (SV-1), PCE less than 13.6 ug/m3 (SV-1), toluene 40.3 ug/m3 (SV-1), TCE 14.3 ug/m3 (SV-1), vinyl chloride less than 0.511 ug/m3 (SV-1), 1,2,4-trimethylbenzene 18 ug/m3 (SV-3), 1,3,5-trimethylbenzene less than 9.82 ug/m3 (SV-3), acetone 71 ug/m3 (SV-3), carbon tetrachloride less than 12.6 ug/m3 (SV-3), ethylbenzene less than 8.69 ug/m3 (SV-3), m/p-xylene 28.4 ug/m3 (SV-3), o-xylene 9.95 ug/m3 (SV-3), PCE less than 13.6 ug/m3 (SV-3), TCE less than 10.7 ug/m3 (SV-3), vinyl chloride less than 5.11 ug/m3 (SV-3), 1,2,4-trimethylbenzene less than 104 ug/m3 (SV-2), 1,3,5-trimethylbenzene less than 104 ug/m3 (SV-2), acetone 534 ug/m3 (SV-2), benzene less than 67.7 ug/m3 (SV-2), carbon tetrachloride less than 133 ug/m3 (SV-2), ethylbenzene less than 92.1 ug/m3 (SV-2), m/p-xylene less than 184 ug/m3 (SV-2), MTBE less than 76.4 ug/m3 (SV-2), methylene chloride less than 184 ug/m3 (SV-2), o-xylene less than 92.1 ug/m3 (SV-2), PCE less than 144 ug/m3 (SV-2), toluene 80.6 ug/m3 (SV-2), TCE less than 114 ug/m3 (SV-2), vinyl chloride less than 54.2 ug/m3 (SV-2). Soil borings reveal that the depth to groundwater is approx. 15'bgs. 06/20/18 - Lakhani OER Project #18TMP1382K PM: Caleb Bailey 11/13/18 - Lakhani OER Pong emailed that during the May 2018 remedial investigation, a spill was called in based on elevated PID readings (max 1391 ppm) and petroleum odors in deeper soils in the northwestern portion of the property where there are suspect USTs related to the historic use of the property as an auto garage and car wash. Groundwater samples showed five (5) VOCs and two (2) SVOCs above GQS. Soil vapor samples showed elevated petroleum-related compounds, total BTEX max of 1466 ug/m3 and moderate chlorinated VOCs, TCE at 14.3 ug/m3 and PCE max of 29.4 ug/m3. The proposed development consists of a charter school with a partial basement and outdoor playground. The entire 18,400 sq. ft. site will be excavated 3' for the new building foundation with deeper excavation to 12' for the basement. RIR (PVE, 10/2018) - Depth to groundwater ranges from 14.6' to 15'bgs. Groundwater flow is estimated to be from south to north across the site. Because the development is a future school, the developer and consultant were already planning on installing a vapor barrier and an active SSDS for protective measures. 11/14/18 - Lakhani As per NYSDOH Walz, the SSDS will be enough to be protective, along with a site management plan to ensure the system continues to be protective. 06/13/19 - Lakhani The applicant committed to excavating to groundwater (15 feet) in the NW corner of site. Development only calls for excavation to 5 feet for slab-on-grade building. Due to extensive SOE required to perform bulk removal to 15 feet, the applicant is requesting reconsideration this

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requirement. To date: -Spill was called during the RI due to free product found well TMW-1 and odor in well TMW-5, both near the USTs. -Five 550-gallon USTs have been removed thus far from the site with an additional two USTs to be removed tomorrow. -The five USTs were contained in a vault found at a depth of 5 feet. Bottom endpoint samples at 8 feet (below the concrete slab) and sidewalls samples were collected. -Samples were also collected from test pits installed between 12 to 15 feet bgs with two of these beneath the former USTs (see attached figure). -Bottom endpoint and sidewall samples will be collected from the area of the two other USTs. -These samples will be analyzed with the final UST samples collected tomorrow. -At this time, no petroleum contaminated soil has been encountered and no elevated PID readings, staining, or odors were noted during removal of the five USTs. 07/05/19 - Lakhani DEC Lakhani approved the change in excavation depth in the NW portion of the site from 15' to 5' for the footings of the slab on grade building. However, DEC Lakhani did require to install a MW in the area around TMW-1 after excavation to remove the tank and for the purpose of the development is complete. 07/24/19 - Lakhani All tanks in the northwest corner of the site have been removed and the area backfilled. The consultant is working to prepare a tank closure report and will installed the monitoring well and SSDS as committed to previously. Samples were collected from sidewalls and bottoms of the former tank field. Results indicated concentrations below UUSCOs. 08/05/19 - Lakhani - Spill being transferred to Sekhon. 08/20/19 - Lakhani During the process of driving piles and removing part of the old foundation they discovered what appeared to be petroleum contaminated soil which had an elevated PID reading. Since then they have stockpiled the material on site and have taken a sample from the stockpile and are waiting for results. Also they have installed a temp monitoring well up gradient of where the original free product was found during the RI, this will be removed once they get approval to put a well in the side walk." "gas tanks on northwest side of property - cleanup pending - part of transaction - nyc oer involved"

Remarks:

All Materials:

Site ID: 569923
Operable Unit ID: 1317773
Operable Unit: 01
Material ID: 2325623
Material Code: 0009
Material Name: gasoline
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Oxygenate: Not reported